091.0	0002	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,770,500	/	1,770,500
USE VALUE:	1,770,500	/	1,770,500
ASSESSED:	1,770,500	/	1,770,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEERBOLTE ERIK-JAN
Owner 2:	CHOUMANOVA IVANKA
Owner 3:	
Street 1:	64 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	564A INVESTORS LLC -
Owner 2:	-
Street 1:	405 WALTHAM ST
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .235 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2021, having primarily Clapboard Exterior and 4543 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10239.000	1,261,500		509,000	1,770,500
Total Card	0.235	1,261,500		509,000	1,770,500
Total Parcel	0.235	1,261,500		509,000	1,770,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.72 | /Parcel: 389.72

Legal Description

User Acct 58289

GIS Ref

GIS Ref

Insp Date 05/05/21

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,261,500	0	10,239.	509,000	1,770,500		Year end	12/23/2021
2021	101	FV	184,800	500	10,239.	509,000	694,300		Year End Roll	12/10/2020
2020	101	FV	184,800	500	10,239.	509,000	694,300	694,300	Year End Roll	12/18/2019
2019	101	FV	166,700	500	10,239.	516,300	683,500	683,500	Year End Roll	1/3/2019
2018	101	FV	166,700	500	10,239.	385,400	552,600	552,600	Year End Roll	12/20/2017
2017	101	FV	166,700	500	10,239.	349,000	516,200	516,200	Year End Roll	1/3/2017
2016	101	FV	166,700	500	10,239.	334,500	501,700	501,700	Year End	1/4/2016
2015	101	FV	165,900	500	10,239.	283,600	450,000	450,000	Year End Roll	12/11/2014

!7364!

PRINT

Date	Time
12/30/21	05:27:14

LAST REV

Date	Time
06/03/21	14:41:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7364

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
564A INVESTORS	77857-494	1	5/25/2021		1,935,000	No	No		
HOLEJKO LONGIN	75367-129	1	8/14/2020	Change>Sale	670,000	No	No		
	12660-171		7/2/1974		28,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1506	New Buil	325,000	O				
10/1/2020	1187	Foundati	15,000	O				
10/26/2016	1312	New Wind	2,000	C				
8/25/2011	919	Manual	3,000					REPL ENTRY DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2021	Measured	DGM	D Mann
9/9/2020	SQ Mailed	MM	Mary M
11/14/2018	Inspected	BS	Barbara S
11/7/2018	MEAS&NOTICE	CC	Chris C
12/13/2008	Meas/Inspect	336	PATRIOT
3/10/2000	Meas/Inspect	263	PATRIOT
8/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58289
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10239		Sq. Ft.	Site		0	70.	0.71	5									509,022						509,000	

Total AC/HA:	0.23506	Total SF/SM:	10239	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	509,022	Spl Credit		Total:	509,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	A - Very Good		
Year Blt:	2021	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.88112479
Const Adj.:	0.99989998
Adj $ / SQ:	114.535
Other Features:	138592
Grade Factor:	1.77
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1274228
Depreciation:	12742
Depreciated Total:	1261486

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

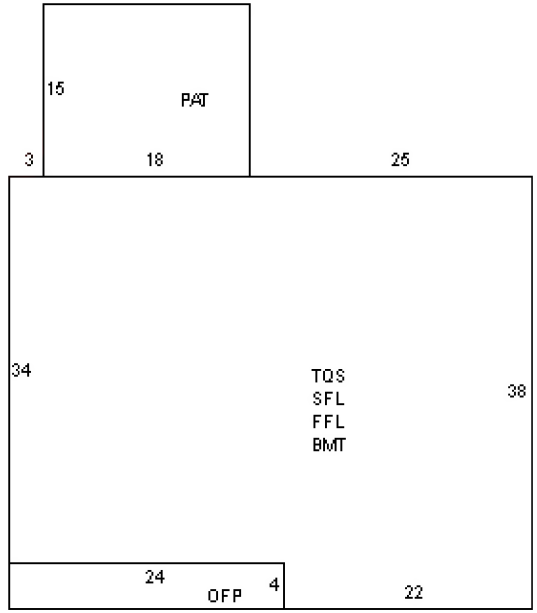
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	202.73
Special Features:	0	Val/Su Net:	192.27
Final Total:	1261500	Val/Su SzAd	277.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,652	34.360	56,763
FFL	First Floor	1,652	114.530	189,211
SFL	Second Floor	1,652	114.530	189,211
TQS	3/4 Story	1,239	114.530	141,909
PAT	Patio	270	3.640	982
OFP	Open Porch	96	33.680	3,234

	Net Sketched Area:	6,561		Total:	581,310
Size Ad	4543	Gross Area	6974	FinArea	4543

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	